



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1843 NA'A Drive, Calgary T3H6C4**

MLS®#: **A2199332**      Area: **Medicine Hill**      Listing Date: **03/07/25**      List Price: **\$729,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Front Yard,Landscaped**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,754**  
 Low Sqft:  
 Ttl Sqft: **1,754**

DOM

**2**

Layout

Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Other**

Construction: **Cement Fiber Board,Stone,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$275**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **2110934**

Remarks

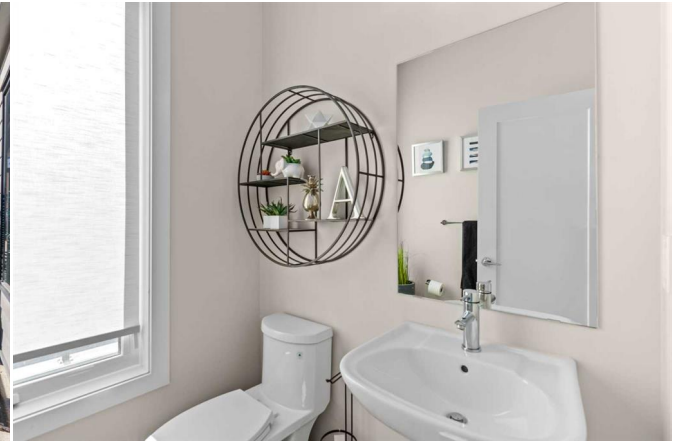
Pub Rmks: **1755 SQ.FT | 3 BED | 2.5 BATH | LOW CONDO FEES | CUSTOM UPGRADES | Welcome to the best opportunity in Trinity Hills! This upgraded townhome offers the ultimate location, steps away from Paskapoo Slopes with 17 km of trails right outside your door. WinSport Canada Olympic Park is literally minutes away for skiing, snowboarding, skating and more. Easy access to downtown, U of C, and Stoney Trail keeps you connected, while Trinity Hills' growing retail district puts everything you need just steps away. Inside, this home goes beyond the builder's standard unit with PREMIUM UPGRADES and updated lighting package for a bright and stylish space. The modern kitchen features ceiling-height cabinetry, quartz countertops, and large island. The open dining area extends onto a private balcony with a WEATHERPROOF TV and media console, ideal for BBQ nights with views of Paskapoo Slopes. In the great room, a custom fireplace with a sleek plaster finish and wood mantle creates the perfect spot to unwind - whether it's a quiet morning coffee or a cozy evening with a good book. Upstairs, the primary suite features a walk-in closet with UPGRADED SHELIVING and a four-piece ensuite with remodelled bathtub - an upgrade you won't find in other units. Two additional bedrooms, a full bath, and laundry complete the upper level. The lower level is a bonus, featuring a WET BAR and flexible space for a media room or home office. A double attached garage, triple-pane windows, AIR CONDITIONING, and modern finishes make this home energy efficient and comfortable year-round. This upgraded townhome is in a prime location, offering LOW CONDO FEES and unmatched access to both city amenities and outdoor adventure. Trinity Hills' retail hub puts Save-On-Foods, PetSmart, MEC, GoodLife Fitness, and a variety of restaurants and cafes just steps away, making errands and dining out effortless. And when it's time to escape the city, the Rocky Mountains are just a short drive away - perfect for weekend skiing, hiking, or exploring the great outdoors. Don't miss out - book your showing today!**

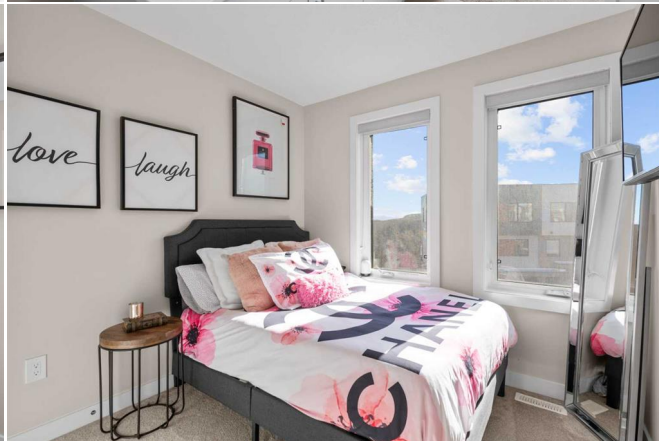
Inclusions: **Patio Furniture, TV Mounting Brackets**  
Property Listed By: **Real Broker**

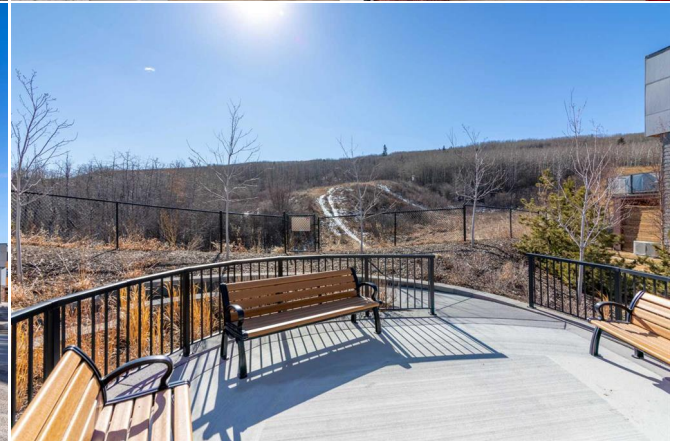
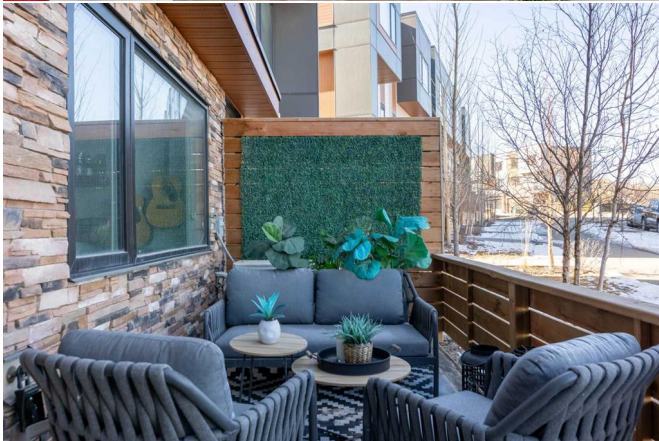
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

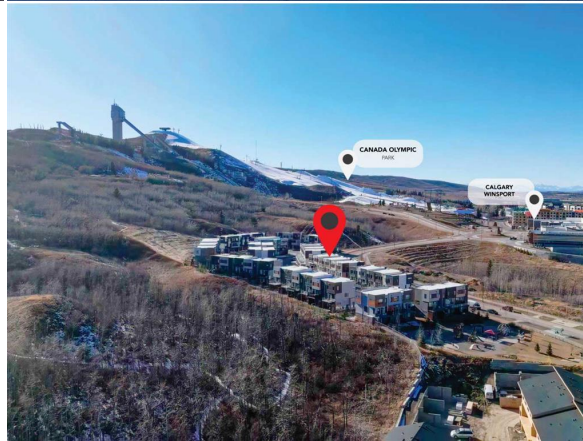












**1843 Na'a Dr SW, Calgary, AB**

3rd Floor Exterior Area 715.55 sq ft  
Interior Area 844.50 sq ft



0 3 6 ft PREPARED: 2020/03/07

White regions are excluded from total floor area in GUSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1843 Na'a Dr SW, Calgary, AB**

2nd Floor Exterior Area 670.00 sq ft  
Interior Area 803.05 sq ft



0 4 8 ft PREPARED: 2020/03/07

White regions are excluded from total floor area in GUSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1843 Na'a Dr SW, Calgary, AB**

1st Floor Exterior Area 359.76 sq ft  
Interior Area 229.59 sq ft  
Excluded Area 435.51 sq ft



0 4 8 ft PREPARED: 2020/03/07

White regions are excluded from total floor area in GUSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.